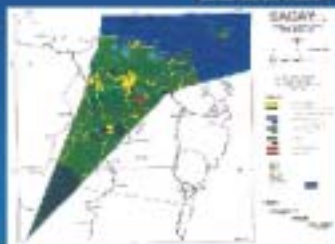


HOUSING AND LAND USE REGULATORY BOARD

ANNUAL REPORT

CY 2002



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Vision

*Well planned and self-reliant
communities via land and
housing regulations.*

Mission

Promulgate and enforce land use and housing regulations which sustain a balance among economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.

The CEO's Recap and Message

CY 2002 was an interesting year, in the way the Chinese describe a year full of challenge and adversity. While there was a proliferation of scenarios, the HLURB kept a clear focus towards its goals, and as the season came to a close, 2002 turned out to be a better year.

Looking back, probably the most significant development for the Board in 2002 was the resurgence of the housing industry which showed gradual improvement following years of uncertainty due to economic crisis.

That the shelter sector is building steam anew can be attributed to President Gloria Macapagal-Arroyo's political will and sincerity as typified by Chairman Michael T. Defensor of the Housing and Urban Development Coordinating Council (HUDCC).

For the second straight year, our figures on License to Sell (LS) were up. We awarded License to Sell to 113,452 units in 1,981 residential projects which bested the CY 2001 record of 95,337 units by 13.59%.

During the year in review, we approved and ratified 17 Comprehensive Land Use Plans/Zoning Ordinances (CLUPs/ZOs) and Provincial Physical Framework Plans (PPFPs). We helped 122 local government units (LGUs) complete their first draft of the CLUP.

We made revisions in the Implementing Rules and Regulations (IRRs) governing PD 957 and BP 220 in attempt to address the changing needs of the sector and to correct problems that have been encountered by the Board in the course of monitoring/investigation of existing projects and resolution of complaints filed by the buyers.

We resolved 71 % of the cases on appeal before the Board, a modest achievement considering that the sheer volume of cases requires additional lawyers/arbiters which the agency sorely lacks. Our Task Force on Homeowners Association (HOA) has settled in a year after the transfer of functions from the Home Guaranty Corporation (HGC).

Not reflected in the data sheet but also deserving of space was the Board's active participation in the media campaign spearheaded by HUDCC. This came by way of press releases, exhibits and radio and TV guestings where our legal and technical personnel served as resource speakers. We also took part in Sec. Defensor's "People's Day" a weekly consultation with urban dwellers and other stakeholders held at NHA.

As in the past, we went through a number of operational and financial difficulties but managed to transform many of these into opportunities for testing our innovativeness and resourcefulness.

I give my heartfelt thanks to the other members of the Board as well as to our central and regional staff for their unending support and cooperation without which the HLURB would not have achieved what the report embodies.

Together let us steer the board to even greater heights.




ROMULO Q. FABUL
 Chief Executive Officer
 and Commissioner

agency profile

The Housing and Land Use Regulatory Board (HLURB) is a national government agency tasked as the planning, regulatory and quasi-judicial body for land use development and real estate and housing regulation. These roles are done via a triad of strategies, namely: policy development, planning and regulation.

A network of field personnel led by a Regional Officer in each region brings HLURB services to its clientele and various public in their respective localities.

HLURB Administrative Order No. 01,

series of 1993 created the Expanded National Capital Regional Field Office (ENCRFO) from RFO IV. ENCRFO covers Metro Manila and the province of Rizal. With the issuance of EO No. 103 on 17 May 2002, RFO IV was divided into RFO IV-A and RFO IV-B: the former covers Cavite, Laguna, Batangas and Quezon while Marinduque, Oriental and Occidental Mindoro and Palawan were integrated into Region IV-B leaving Aurora Province to the jurisdiction of Region III.

RFO I and the Cordillera Administrative Region (CAR), erstwhile joint offices now operate as distinct offices.

mandates

Executive Orders	:	648, 71 & 72
Presidential Decrees	:	957, 1216 & 1344
Republic Acts	:	7279 & 7899
Batas Pambansa	:	220
Local Government Code	:	Sec. 4682 & Art. III - Book 3
Letter of Instruction	:	729

on rational land use

- extend planning assistance to local government units (LOI 729, EO 648, RA 7279 and EO 72)
- review and ratify land use plans of Metro Manila cities and municipalities, provinces, highly urbanized cities and independent component cities (EO 72)
- enforce zoning regulations (EO 648)
- assist local government units assume devolved functions via training and consultation (EO 72)
- coordinate land reclassification clearance system (MC 54)
- update and revise rules, guidelines and standards on land use (EO 648)
- update and revise the National Urban Development and Housing Framework (RA 7279)

on real estate and housing regulations

The HLURB's response to real estate and housing development has foremost among its functions the protection of buyers of housing units and homelots and condominium units against scrupulous practices. These are specified in various directives:

- enforce laws, rules, standards and guidelines through:
 - *approval of condominium plans (PD 957)*
 - *issuance of License to Sell (PD 957)*
 - *assurance of completion of projects (PD 957)*
 - *investigation and adjudication of complaints (PDs 957 & 1344)*
 - *assurance of compliance to the balanced housing development requirement (Sec. 18, RA 7279)*

- assist local government units (LGU) perform the devolved function of processing and approving subdivision plans via training and consultation (EO 71)
- issues sales and mortgage clearances for the protection of rights of tenants in urban land reform zones and areas for priority development (PD 1517)
- update and revise rules, guidelines and standards on housing and real estate for:
 - *residential subdivision and condominium (PD 957)*
 - *economic and socialized housing projects (BP 220)*
 - *balanced housing development (RA 7279)*
 - *other types of subdivision and condominium projects (EO 648 and related laws)*
- approve any amendment to or revocation of the enabling or master deed and declaration of restrictions of condominium project already decided upon by a simple majority of all registered owners (RA7279)
- approve expansion of a condominium corporation or integration of a condominium project with another project upon the affirmative vote of a simple majority of registered owners (RA 7279)
- register real estate brokers and salesmen (PD 957) subdivision and condominium dealers
- register Homeowners Association

quasi-judicial functions

- hear and decide on complaints against violation of pertinent legislations and HLURB rules and regulations
- adjudicate homeowners intra-corporate disputes

devolved functions

Pursuant to RA 7160, EOs 71 & 72, HLURB functions that are devolved to the LGUs are:

- approve subdivision plans for residential, commercial, industrial or other development purpose subject to national laws
- review/approve the comprehensive land use plans of component cities and municipalities
- issue locational clearances to locally significant projects in cities and municipalities with CLUPs reviewed and approved in accordance with EO 72

hlurb reports its CY 2002 accomplishments

As HLURB renewed its commitment to provide responsive service to its clientele, year 2002 once again saw the Board outstripped its targets and proved to be impervious by the volatile peace and order situation in some parts of the archipelago which somehow affected the mobility of regional staff and in some ways affected HLURB regional operations.

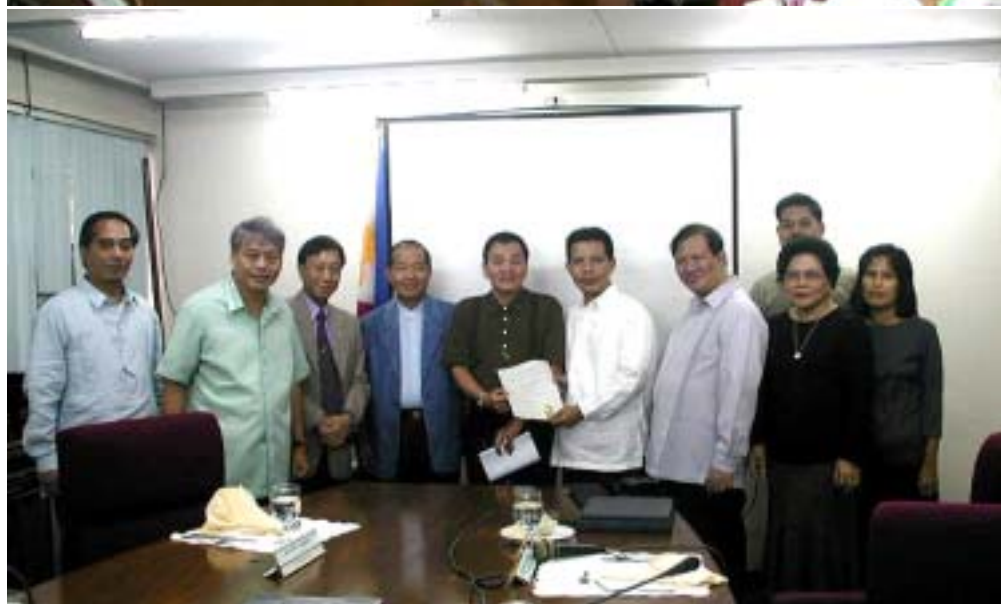
comprehensive land use planning

As mandated, HLURB continued to provide direct technical assistance to LGUs in the formulation of their CLUPs/ZOs in 2002. Assistance was focused on capability building of LGU personnel through trainings/seminar-workshops to technically equip them relative to land use planning. Technical staff both from the regional and central office were utilized as resource speakers. A total of 1044 personnel from 131 LGUs attended trainings on CLUP formulation.

As a result of this HLURB-LGU collaboration, 122 of the 139 targeted LGUs completed their first draft of the plan with a completion rating of 87.77% much higher compared to 66.89% in 2001. Aside from the targeted LGUs, the Board likewise assisted those LGUs who

were not able to finish their plans in 2001. This added 21 more completed plans to the list. The deadline set by the Secretary of DILG in Memorandum Circular No. 2002-30, dated 27 February

2003 somehow, played a part to the high percentage output. Said Memorandum Circular prescribed, among others, time periods on the adoption, review and approval of CLUPs and ZOs.



The Board of Commissioners together with the planning team of Zamboanga del Norte during the presentation and approval of the PPF.

Table 1. LIST OF COMPLETED CLUPs BY REGION
Calendar Year 2002

CAR

1. Bangued, Abra
2. Danglas, Abra
3. Villaviciosa, Abra
4. Kibungan, Benguet
5. Sablan, Benguet
6. Sabangan, Mt. Province

Region 1

1. Carasi, Ilocos Norte
2. Nueva Era, Ilocos Norte
3. Solona, Ilocos Norte
4. Bantay, Ilocos Sur
5. Cabugao, Ilocos Sur
6. Coayan, Ilocos Sur
7. Magsingal, Ilocos Sur
8. San Juan, Ilocos Sur
9. San Ildefonso, Ilocos Sur
10. Sto. Domingo, Ilocos Sur
11. Agno, Pangasinan
12. Asingan, Pangasinan
13. Binalonan, Pangasinan
14. Sn. Manuel, Pangasinan
15. Sto. Tomas, Pangasinan
16. Urbiztondo, Pangasinan
17. Dagupan City
18. San Carlos City

Region II

1. Ballesteros, Cagayan
2. Buguey, Cagayan
3. Pamplona, Cagayan
4. Ilagan, Cagayan
5. Ramon, Isabela
6. San Manuel, Isabela
7. Reina Mercedes, Isabela

Region III

1. Morong, Bataan
2. Pandi, Bulacan
3. Sn Jose del Monte, Bulacan
4. Guagua, Pampanga
5. Macabebe, Pampanga
6. San Fernando, Pampanga
7. Sasmoan, Pampanga
8. San Antonio, Nueva Ecija
9. Aliaga, Tarlac
10. Capas, Tarlac
11. San Clemente, Tarlac
12. San Jose, Tarlac
13. San Manuel, Tarlac

Region IV

1. Pila, Laguna
2. Tuy, Batangas

Region VI

1. Nabas, Aklan
2. Dumalag, Capiz
3. Jamindan, Capiz
4. Sigma, Capiz
5. Calinog, Iloilo
6. Janiuay, Iloilo

7. Pavia, Iloilo

8. San Enrique, Iloilo
9. Passi City
10. Candoni, Negros Occ.
11. Hinigaran, Negros Occ.
12. La Carlota, Negros, Occ.
13. Murcia, Negros, Occ.
14. Tonoso, Negros, Occ.

Region VII

1. Batuan, Bohol
2. Bien Unido, Bohol
3. Carmen, Bohol
4. Valencia, Bohol
5. Tuburan, Cebu
6. Bayawan, Negros, Oriental

Region VIII

1. Matalom, Leyte
2. Tabango, Leyte
3. Guiuan, E. Samar
4. Quinapondan, E. Samar
5. San Julian, E. Samar
6. Sulat, E. Samar
7. Taft, E. Samar
8. Laoang, N. Samar
9. Pambujan, N. Samar
10. San Roque, N. Samar
11. Almeria, Biliran

Region IX

1. Gutalac, ZDN
2. Liloy, ZDN
3. Manukan, ZDN
4. Sindangan, ZDN
5. Bayog, ZDS
6. Dumalinao, ZDS
7. Payao, ZDS

Region X

1. Aloran, Misamis Occ.
2. Concepcion, Misamis Occ.
3. Don Vic, Misamis Occ.
4. Panaon, Misamis Occ.
5. Sinacaban, Misamis Occ.
6. Alubijid, Misamis Or.
7. Magsaysay, Misamis Or.
8. Lantapan, Bukidnon
9. Damunlog, Bukidnon

Region XI

1. Kapalong, Davao DN
2. Maragusan, COMVAL
3. Mabini, COMVAL
4. Maasin, Sarangani
5. Glan, Sarangani
6. Tagum City

Region XII

1. Nunungan, Lanao DN
2. Tagoloan, Lanao DN
3. Pantar, Lanao DN
4. Tangacal, Lanao DN

5. Magsaysay, Lanao DN
6. Banisilan, Cotabato
7. Sultan Naga Dimaporo, Lanao Del Norte
8. Poona Piagapo, Lanao Del Norte
9. Matungao, Lanao DN

Region XIII

1. Barobo, Surigao del Sur
2. Carascal, Surigao del Sur
3. Carmen, Surigao del Sur
4. Cortes, Surigao del Sur
5. Lanuza, Surigao del Sur
6. Lianga, Surigao del Sur
7. Madrid, Surigao del Sur
8. Tagbina, Surigao del Sur
9. Mainit, Surigao del Sur

ENCR

1. Looc, Occ. Mindoro
2. Magsaysay, Occ. Mindoro
3. San Jose, Occ. Mindoro
4. Romblon, Romblon

BACKLOG TARGETS**Region I**

1. Basista, Pangasinan
2. Sugpon, I.S
3. Badoc, I.N
4. Batac, I.N

Region IV

Quezon
Abra de Ilog
Alabat, Bauan
Perez & Sariaya

Region VIII

Capoocan, Isabel and
Merida, Leyte
Sn. Antonio, Catarman,
San Jose and Motiong,
Northern Samar

Region XII

Salvador, Lanao del Norte

Region XIII

Cantillan, Surigao del Sur

ENCR

Concepcion & Corcuera,
Romblon

clup/zo and ppfp review and approval

The review and approval of CLUPs/ZOs of highly urbanized cities and independent component cities including municipalities and cities in the Metropolitan Manila Area and the Provincial Physical Framework Plans (PPFPs) remained the responsibility of the Board. Out of the 24 which were targeted in 2002, only 17 or 70.83% of the total were approved and ratified by the Board. The following list included Canaman, Camarines Sur and Calbayog City which were specially requested for Board's review and approval.

Table 2. HLURB APPROVED/RATIFIED CLUPs/ZOs and PPFPs
Calendar Year 2002

PPFPs	RESOLUTION NO.	DATE APPROVED
1. Bulacan	R 732, S 02	October 16, 2002
2. Bataan	R 734, S 02	November 20, 2002
3. Laguna	R 719, S 02	April 17, 2002
4. Aurora	R 735, S 02	November 20, 2002
5. Western Samar	R 720, S 02	April 17, 2002
6. Eastern Samar	R 726, S 02	July 17, 2002
7. Zamboanga del Norte	R 738, S 02	December 18, 2002
8. Camiguin	R 718, S 02	April 17, 2002
9. Davao del Norte	R 724, S 02	June 19, 2002
CLUPs/ZOs	RESOLUTION NO.	DATE APPROVED
1. Parañaque City	R 723, S 02	May 15, 2002
2. Muntinlupa City	R 731, S 02	September 18, 2002
3. Pasig City	R 730, S 02	September 18, 2002
4. San Juan	R 736, S 02	November 20, 2002
5. Naga City	R 733, S 02	October 16, 2002
6. Canaman, Camarines S.	R 715, S 02	February 20, 2002
7. Bacolod City	R 717, S 02	March 20, 2002
8. Calbayog City	R 727, S 02	July 17, 2002

If HLURB operational direction was towards the fasttracking of CLUP/ZO formulation, in like manner, it constantly monitored the status of approval of plans of component cities and municipalities whose approval was already lodged with the LGU specifically the Sangguniang Panlalawigan (SP). Thus, training of created Provincial Land Use Committees (PLUCs) which were the review arm of the respective SPs was also conducted by HLURB personnel. A total of 48 LGUs with 272 corresponding personnel attended the training on CLUP/ZO review and approval process.

zoning administration program

Deputation of Zoning Administrators (ZAs) is intended to expedite the processing of applications for locational clearances (LCs) at the local level and to usher in the exercise of the power to implement the CLUP and enforce ZOs by the LGUs. ZAs are deputized via the Zoning Administration Program wherein an LGU personnel is trained and deputized by HLURB to act and issue Certificates of Zoning Compliance (CZCs) for and in behalf of the Board. But for LGUs whose CLUPs/ZOs were approved and ratified after 01 January 1989, issuances of said clearances were already with the LGU itself through its Zoning Officer/Administrator appointed by the respective Local Chief Executives (LCEs).

In 2002, CZCs issued by DZAs reached only 10,720, a 23.15% lower than those in 2001 which was 13,202. Fasttracking of CLUP/ZO formulation and close monitoring of approval of same by the regional field personnel greatly contributed to the decrease. An increase in approved CLUP/ZO would lessened the number of CZCs in LGUs to be evaluated.

The total number of DZAs decreased from 406 in 2001 to 348 in 2002. Deputation of sixteen (16) DZAs were revoked, nine (9) came from the Bicol Region (RFO 5), four (4) from Western Visayas Region (RFO VI) and three (3) in Northern Mindanao Region (RFO X). Only one (1) was deputized in Region VI.

In line with the issuance of permits and licenses of LGUs with updated CLUPs/ZOs, 125 LGUs with 263 personnel attended training on zoning administration and 72 LGUs with 364 personnel underwent on-the-job training on subdivision plan processing.

license to sell issued

To ensure quality and effective housing and real estate delivery as well as harmonious organization among homeowners, HLURB is charged with regulatory services on housing and real estate development projects, brokers, salesmen, dealers, etc. including registration/supervision of Homeowners Association.

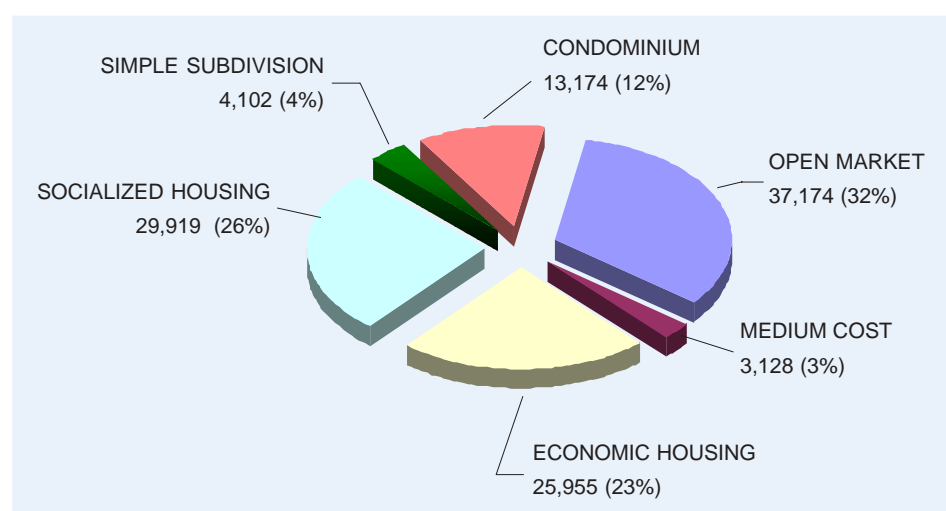
CY 2002 was a brighter year for the real estate industry after experiencing a four-year slump (1997-2000). In 1997, licenses to sell issued to subdivision and condominium projects totaled to 2,630 the records showed. This went down to 2,119 in 1998 and continued descending until 2000. The following year (2001) saw the industry picking up and hauled in 1,981 approvals. In 2002, approved licenses to sell continued to rise by 2.37% (2,028).

Approved residential projects in 2002 totaled to 1,981 a 13.59% better than 1,744 in 2001. A corresponding total of 113,452 units (CY 2002) and 95,337 (CY 2001) were made available for the buying public.

Around 56.02% of the total was issued by the Central Visayas Region, 22.14% from the Western Visayas Region and 6.02% from the Expanded National Capital Region. Most of the issuances were simple subdivision projects (1,563), followed by the open market housing projects (168) and economic housing projects (106).

Non-residential projects, on the other hand displayed an ascending trend in 2000 to 2001 with 29 and 53 projects respectively and gently decreased in 2002 with 47. Projects intended as memorial parks scored the highest at 75 for the above-mentioned periods followed by commercial condominiums at 36 and commercial subdivisions with 17.

Figure 1. RESIDENTIAL SUBDIVISION COVERED BY LICENSES TO SELL
Calendar Year 2002



other permits, clearances and other certificates

Issuance of development permits, clearances and other certificates was devolved to LGUs with updated CLUPs/ZOs. However, there were LGUs who did not assume the devolved function. Thus, HLURB continued to act in their behalf without the benefit of additional budget from the Department of Budget and Management (DBM). In 2002, a total of 199 residential projects with corresponding 22,150 units and 212 non-residential projects covering 178,245 units were issued development permits. Both residential and non-residential projects increased by 28.39% and 31.68% respectively from last year's (2001) total. Similarly, the number of units increased by 75.35% and 557.08%.

Table 3. DEVELOPMENT PERMITS ISSUED
Calendar Year 2002

TYPE	PROJECTS	UNITS
RESIDENTIAL		
Open Market	4	688
Compliance Projects	1	57
	1	13
Economic Housing	3	219
	5	321
Socialized Housing	-	172
	5	1,093
Residential Condominium (PD 957)	55	18,433
(BP 220)	1	384
Simple Subdivision	124	770
SUB- TOTAL	199	22,150
NON-RESIDENTIAL		
Commercial Condominium	4	2,655
Farmlot	-	-
Memorial Park	9	153,440
Industrial Subdivision	-	-
Commercial Subdivision	-	-
SUB-TOTAL	13	156,095
TOTAL	212	178,245

This year (2002), issuances including registration of Homeowners Association (HOA), Brokers, and Salesman totaled to 14,789 broken down as follows:

Locational/Zoning Clearances	4,755
Preliminary Approval and Locational Clearance	51
Subdivision and Condominium Plan Approvals	212
Certificates of Registration	2,098
Certificates of Completion	106
Zoning Certifications	1,284
HOA Certificates of Registration	650
Salesmen/Brokers Licenses	3,186
Certificates of Creditable Withholding Tax	910
Certificates of Subdivision/Condominium Owner as Dealer	83
Clearance to Mortgage	55
Other Certifications/Approvals	1,399

monitoring and investigation of projects

To provide HLURB monitors ample bases for actions on complaints, monitoring and investigation through table and actual verifications on field are done. For new projects, monitoring is conducted within six months after the issuance of the license and the other one during the next six months. Field and non-field verifications in 2002 yielded a combined total of 16,219. A total of 1,664 violations were found, a very much reduced number compared to that in CY 2001.

The ENCRFO field monitors verifying complaints of Homeowners.



adjudicated cases

Out of the 2,697, a total of 1,052 (39%) complaints relative to housing and real estate development and HOAs were settled and adjudicated. On the other hand, 405 of the targeted 569 cases (71%) on appeal were resolved. Lack of lawyer-arbiters contributed to low accomplishments.

policy development

guidelines, standards, rules and regulations

The task of promulgating guidelines, standards, rules and regulations to govern the formulation of CLUPs/ZOs of LGUs and other land development is lodged with the Rules and Standards Development Group (RSDG) of the Board.

It was a 100% accomplishment for the Group who formulated/amended and implemented four (4) guidelines of the four (4) targeted for the year (CY 2002). These were the following:

1. Amended guidelines on receipt, processing and approval of application for condominium projects and Certificates of Registration and Licenses to Sell for subdivision and condominium projects pursuant to EO 5 s. of 2001;
2. Amendments to revise IRRs of PD 957 and BP 220;
3. Amendment to the IRR in processing of applications for poultry and piggery, markets and memorial parks/cemeteries; and
4. Guidelines on the issuance of certification that the project is socialized housing for being applied for conversion.



NCR DENR-EMB Director Sixto Tolentino, Jr. giving updates on EMB Policies on Subdivision Approval.

other accomplishments

Aside from directly providing service to its clientele, HLURB was likewise present in meetings, conferences, fora, etc. where its expertise, position, commentaries, interpretations/translations and the like were relevant and necessary.

cultural and sports development

Sports development is an important aspect in the employees' institutional life.

The management believed that sports contribute greatly to an over-all development of a person and without such activities, appreciation of personnel's social needs will not be met. Thus, sports activities become part of HLURB's over-all set-up and operations.

In 2002, HLURB Central, RFO IV and ENCRFO personnel participated in the Inter-Shelter Agency Sports Tournament in Volleyball Games (Men and Women), Basketball (Men), Table Tennis (Men & Women),

Lawn Tennis (Men), Badminton, (Men & Women), Bowling (Men & Women), and Darts (Men & Women).

HLURB may not have emerged as champions but they proved that their teams were tough and hard to beat especially in Volleyball (Men and Women), Table Tennis (Women), Darts (Men and Women), and Bowling. (Men and Women)

manpower resources

As in last year (CY 2001), HLURB in 2002 continued to bank on its 441 workforce in the discharge of its mandates towards the fulfillment of its vision. Despite the loss of eight (8) personnel who either retired, resigned, expired or transferred to other offices, the Board was able to offset the loss with new hirees. Of this total, 35.68% was stationed at the Central Office while a huge percentage (64.32%) was assigned at the RFOs. As ever, the female dominated its male counterpart with a ratio of 7:1. The biggest slice of the pie (94%) was taken by 441 personnel with permanent positions. The remaining 6% was allotted to temporary positions (16), casuals (5), co-terminus (2) and Presidential appointees with fixed terms (4). Technical and non-technical positions were occupied by 371 and 97 personnel respectively.

At the Central Office, the biggest number of the personnel was assigned to the General Services Division (GSD) with 31, followed by the Accounting Division (21). Plans and Programs Group (PPG) and Human Resource Management Division (HRMD) with 13 each.

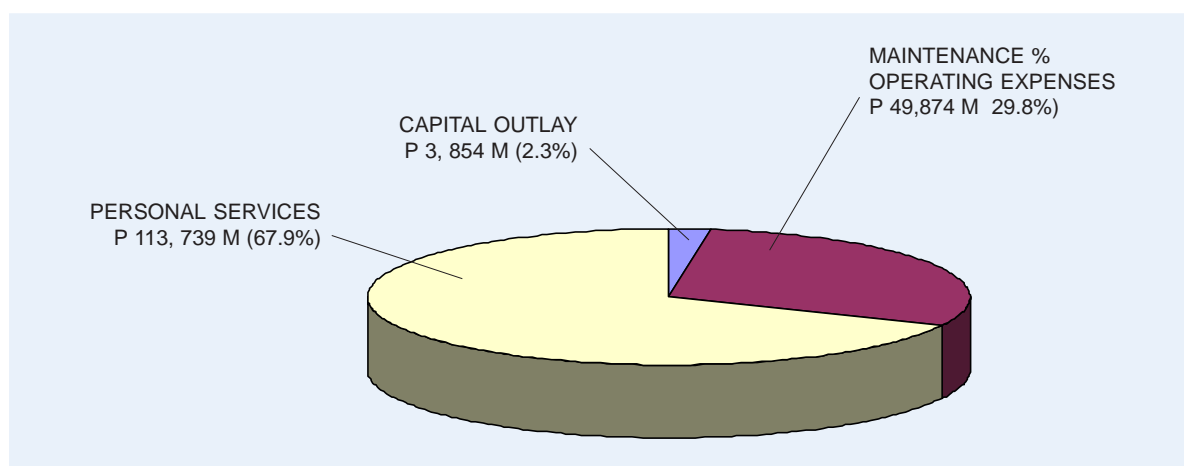
Executive Order #103 divided Region IV into IV-A and IV-B making HLURB's regional field offices grew from 15 to 16. Of the sixteen (16) RFOs, the ENCRFO led with 48 personnel, followed by RFO IV-A and RFO VII with 39 and 20 personnel respectively.

In its commitment to promote professionalism, the Human Resource Management Division (HRMD) focused its staff development on capability building.

fiscal resources

The year's budget release under the Calendar Year 2002 General Appropriation Act No. RA 9162 is One Hundred Fifty Five Million Pesos (P 155M). The actual release, however, was One Hundred Sixty Seven Million Pesos (P 167M) to include the automatic appropriation for GSIS Government's Share of Life and Retirement Premium of Ten Million Pesos (P 10M) and continuing appropriation of prior years allotment of Two Million Pesos (P 2M) respectively. The budget allocation and corresponding percentage are seen in below.

Figure 2. BUDGET ALLOCATION




Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD

COMPARATIVE BALANCE SHEET


As of the year Ended December 31, 2001 & 2002

	2001	2002
ASSETS		
Current Assets		
Cash and Receivables	P 467,710,978.94	P 489,927,441.26
Inventories	7,742,067.48	4,569,656.51
Prepaid Expenses		3,033,449.14
Other Current Assets	1,730,653.60	68,274.75
Total Current Assets	<u>477,183,700.02</u>	<u>497,598,821.66</u>
Investment and Other Assets		
Furniture, Fixture and Equipment	57,267,150.04	65,413,124.81
Less: Accumulated Depreciation		8,166,023.48
		57,247,101.33
Other Assets		63,471.16
Total Investment and Other Assets	<u>57,267,150.04</u>	<u>57,310,527.49</u>
Total Assets	<u>P 534,450,850.06</u>	<u>P 554,909,394.15</u>
LIABILITIES AND EQUITY		
Current Liabilities		
Payables	P 27,118,770.51	P 45,895,514.92
Trust Liabilities	11,152,752.34	358,768.31
Deferred Credits	7,742,814.11	61,414.35
Total Liabilities	<u>46,014,336.96</u>	<u>46,315,697.58</u>
Residual Equity	488,436,513.10	508,593,696.57
Total Liabilities and Residual Equity	<u>P 534,450,850.06</u>	<u>P 554,909,394.15</u>

Certified by:


MARILOU M. PALOMO
Chief Accountant

Approved by:


ROMULO O. FABUL
Chief Executive Officer
and Commissioner

LOCAL TRAININGS

NATURE/TYPE	DATE	PLACE/VENUE
1. Orientation Program on the New Administrative Rules on Sexual Harassment	23 January 2002	Butuan City
2. Seminar/Workshop on Revised Performance Evaluation system (RPES)	31 January 2002	Butuan City
3. Program Logic Formulation	12-26 February 2002	Informatics, Quezon City
4. Visual Basic 1 & 2	12 February –27 March 2002	Informatics, Quezon City
5. Seminar on Administrative Disciplinary Rules and Sexual Harassment Cases	14-15 February 2002	Zamboanga City
6. Value Orientation Workshop Conference of HRMOs	26-28 February 2002	Davao City
7. 3 rd Region-wide Area Conference of HRMOs	21 – 22 March 2020	Tangub City
8. World Water Day	22 March 2002	Quezon City
9. Dreamweaver Training	21 March to 11 April 2002	AMANET
10. Dreamweaver Training Personnel Officers Convention Quarterly Membership Meeting Supply Management System	21 March – 11 April 2002	Informatics Institute, SM North
11. Regional Council of Personnel Officers' Convention	16 –18 April 2002	San Fernando City, La Union
12. PAGBA Meeting, 1st Quarterly Membership Meeting	17 – 24 April 2002	Baguio City
13. Seminar on Property and Supply Management System	29 – 30 April 2002	La Union
14. Consultative Assembly of Resident Ombudsman in Eastern, Central and Western Visayas	01 May 2002	Tacloban City, Leyte
15. Supervisory Development Course Track I	7-10 May 2002	La Union
16. Desktop Publishing Training Course	27-31 May 2002	Informatics, SM North Edsa
17. PICE National Midyear Convention	27-29 June 2002	Bacolod City
18. JAVA and SQL Linux Training	08-26 July 2002 & 12-23 August 2002	I/ACT
19. Advanced Hardware Concepts	15-19 July 2002	I/ACT
20. Accountancy Week Opening Plenary Session	16 July 2002	Makati City
21. 2 nd Quarterly Membership Meeting	17-20 July 2002	Cebu City
22. PAGBA Meeting	17-20 July 2002	Cebu City
23. Seminar-Workshop on Organization and Personnel	23-24 July 2002	Koronadal City
24. CESB Executive Leadership Program (ELP) Workshop	17 July 2002	Cebu City
25. Forum on Issues Confronting Mindanao's Peace Development	19 July 2002	AIM Makati City
26. 2 nd International Conference on Decentralization	25-27 July 2002	EDSA Shangri-la Hotel

NATURE/TYPE	DATE	PLACE/VENUE
27. Bilis Aksyon Partner Seminar	26 & 31 July 2002	Davao City
28. Seminar on Procurement, Rules and Procedures for all Government Agencies	06 August 2002	Cagayan de Oro City
29. Flash Training	07-16 August 2002	Informatics Institute SM North EDSA, Q.C.
30. GACPA Tax Update Seminar	21 August 2002	Cagayan de Oro City
31. National Government Accounting Seminar (COA)	16 –20 September 2002	COA-RFO XI
32. Congress and Workshop on Participatory Development Communication Course Track 2 & 3	25-28 September 2002	Davao City
33. Supervisory Development Course Track 2 & 3	7 – 11 October 2002	Bauang, La Union
34. Integrated Executive Leadership Program (IELP)	01-16 October 2002	Manila
35. Regional Conference on Urban Revitalization and Governance in Asia	24-25 October 2002	EDSA Shangri-la Mandaluyong City (PIEP)
36. AGAP Convention Seminar	06-09 November 2002	Bohol Tropics Resort, Graham Avenue, Tagbilaran City
37. NAMRIA GIS Day Conference	13-14 November 2002	Manila Galleria Suites
38. Visual Basic Module 2	11Nov – 02 Dec 2002	Informatics Computer Institute, SM North EDSA
IN-HOUSE TRAININGS		
1. Seminar on Records & Archives Management	29 July-01 Aug. 2002	Hotel Rembrandt, Q.C.
2. 3 rd National Legal Conference	26-28 June 2002	Fontana, Pampanga
3. RO Conference & Strategic Planning Advocacy	23 May 2002	Hotel Rembrandt, Q.C
4. National Government Accounting System Update Seminar	23 October 2002	HLURB Board Room
5. Homeowners Seminar on Registration, Arbitration and Related Functions	25-29 November 2002	Island Cove Resort Binakayan, Kawit, Cavite
FOREIGN TRAINING/ ATTENDANCE		
1. Risk Management in Community Development Planning	07 April – 18 May 2002	Sweden
2. 18 th World Development Planning	07-10 October 2002	Shangri-la, Kuala Lumpur Malaysia
One(1) HLURB-ESP Grantee on a Partial Scholarship (full Official Time only) – Bar Review from 01 April to 30 September 2002.		

Table 4. SUMMARY OF PERSONNEL DISTRIBUTION PER OFFICE
4th Quarter of CY 2002
 (As of December 31, 2002)

OFFICE/REGION	SEX		S T A T U S										POSITION				TOTAL
			PERMA- NENT		TEMPO- RARY		CASUAL		WITH FIXED TERM		CO- TERMINOUS		TECHNICAL		NON- TECHNICAL		
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer	1	2		2					1				1	1		1	3
Executive Services Group	2	6	2	6									2	5		1	8
Plans and Programs Group	4	9	4	9									4	8		1	13
Board Secretariat	1	3	1	3									1	2		1	4
Internal AuditService		3		3										3			3
Office of Comm. F. L. Dagñalan	1	1		1					1				1			1	2
Legal Services Group	2	8	2	7								1	2	6		2	10
Information Technology Group	4	5	4	5									4	5			9
Office of Admin. & Finance																	
Human Resource Management Division	3	10	3	9				1					2	6	1	4	13
General Services Division	24	7	20	7	4								3	4	22	2	31
Office of Comm. T. A. Desierto	1	2	1						1			1	1	1		1	3
Appeals and Review Group	5	4	5	3		1							5	3		1	9
Budget Division	2	6	2	5				1					1	3	1	3	8
Acctg. Division	5	16	5	15				1					5	10		6	21
Office of Comm. R. A. Magno	1	2		1		1			1				1			2	3
Rules and Standards Devt. Group	3	9	3	9									3	7	1	1	12
Field Operation Support Group	2	7	2	7									2	6		1	9
Homeowners Association	5	1	2	1	3								3		2	1	6
SUB-TOTAL	66	101	56	93	7	2	0	3	3	1	0	2	41	70	27	29	167
ENCRFO	17	31	15	30		1	2						12	27	5	4	48
RFO-CAR	5	6	5	6									4	6	1		11
RFO-I	6	8	5	8	1								5	8	1		14
RFO-II	10	8	10	8									9	7	1	1	18
RFO-III	5	12	5	12									4	10	1	2	17
RFO-IV-A	19	20	18	19	1	1							16	16	3	4	39
RFO-IV-B	3	1	2	1	1								2	1	1		4
RFO-V	6	11	6	11									6	7		4	17
RFO-VI	11	8	10	8	1								9	7	2	1	19
RFO-VII	8	12	8	12									8	11	1		20
RFO-VIII	8	10	8	10									6	10	2		18
RFO-IX	7	9	7	9									6	9	1		16
RFO-X	3	11	3	11									3	10		1	14
RFO-XI	9	10	9	10									8	9	1	1	19
RFO-XII	3	14	3	13		1							3	11		3	17
CARAGA	5	3	5	3									5	3			8
With appealed administrative case	1	1	1	1									1	1			2
SUB-TOTAL	126	175	120	172	4	3	2	0	0	0	0	0	107	153	20	21	301
GRAND TOTAL	192	276	176	265	11	5	2	3	3	1	0	2	148	223	47	50	468 *

* with 5 casuals





internal audit service

The HLURB Internal Audit Service (IAS) which was created by Board Resolution No. 583 in compliance to Presidential Administrative Order No. 278 and was signed by former President Corazon C. Aquino had been operational since March 1999.

The management through an office order designated Alicia C. Dumpit of the Plans and Programs Group (PPG) to head the IAS. To provide support to her were Gilda E. Estilo formerly with the Executive Services Group (ESG) and Rita Gatchitorea of the Accounting Division.

With the advent of another directive from President Gloria Macapagal-Arroyo, Administrative Order No. 70 made the creation of IAS not only mandatory in all government offices, agencies, government owned and/or controlled corporations, including



The Internal Audit Service (IAS) personnel composed of: (seated left to right) Rita Gatchitorea, Ms. Alicia Dumpit and Gilda Estilo.

government financial institutions, state universities and colleges and LGUs but likewise strengthened its role in the Board.

The IAS, an integral part of the office assist the management in the effective discharge of its responsibilities without intruding into the authority and mandate of the

Commission on Audit (COA).

The Group which was functioning under the direct administrative supervision and control of the Chief Executive Officer (CEO), had its functions in accordance with the policies established by the provision of RA 3456 as amended by RA 4177. Among these functions were the following:

- To ascertain the reliability and integrity of financial and operational information fed to top management by the different operating units/groups/office;
- To ascertain the extent of compliance to government policies, plans and procedures, laws and regulations and to review the system established for impact on operations;
- To ascertain that assets and other resources of the Boards are accounted for and safeguarded from losses of all kind;
- To review and evaluate the soundness, adequacy and application of accounting, financial and other operating controls and promote the most effective-control at a reasonable cost;
- To review programs or operations as to whether such programs are being carried out as planned or whether the results of the operations are consistent with the established objectives;
- To evaluate the quality of performance of offices, groups or individuals in carrying out their assigned responsibilities; and
- To recommend corrective actions on operational deficiencies observed.

In addition to the above duties, the IAS may be called upon by the CEO to perform special audit assignments.

Excluded in the IAS functions were the following:

- Pre-audit of vouchers and counter-signature of check;
- Inspection of deliveries (although the internal auditors may observe inspections as part of their examination);
- Preparation of treasury and bank reconciliation statements;
- Development and installation of systems and procedures (however, in exceptional cases, the internal auditors may assist by way of giving suggestions);
- Physical inventory taking (however, the internal auditors may review the plans in advance and observe the test-check and determine the accuracy of counting, costing and summarizing); and
- Undertaking all other activities related to operations.

On strengthening of IAS, Administrative Order No. 70 directed the management to provide sufficient support to gain cooperation/confidence of the auditee.

In addition, internal audit shall be performed with proficiency and due professional care, in accordance with the following, to wit:

- The IAS shall ensure that the technical proficiency and educational background of internal auditors are appropriate for the audit to be performed;
- Internal auditors shall possess/obtain the knowledge, skills and discipline needed to carry out the audit responsibilities of the IAS;
- The IAS shall ensure that internal audits are properly supervised and performed with due professional care;
- The IAS shall conduct the audit in conformity with International Standards of the Professional Practice of Internal Auditing; and
- The Code of Ethics promulgated by the Association of Government Internal Auditors (AGIA) shall be directly observed to maintain high standards of honesty, objectivity, diligence and loyalty.

To maintain standard of internal auditing profession, the head/chief of IAS shall ensure that internal audit practices, methods and procedures in the agency are improved and updated through continuing education.

All heads of agencies are hereby directed to submit a report of compliance to the Office of the President through the Office of the Secretary within one (1) year from the date of effectivity of AO #70. Subsequently, the accomplishment of the IAS shall be included in the Agency Annual Report.

Registered Homeowners' Records Computerized

HLURB has various activities which are relevant to its mandates but are unfunded. These are the following:

- Regulation and supervision of Homeowners' Associations (HOAs) and adjudication of HOAs cases;
- Regulation of real estate brokers, salesmen and dealers; and
- Land use planning assistance per EO No. 204.

In May 2002, a project proposal to finance these activities was submitted to the Department of Budget and Management (DBM) which got its approval in the middle of

November of the same year. These projects which got their partial funding were specifically on:

- Computerization of HOA cases and HOA corporate records;
- Computerization of the registry of real estate brokers, salesmen and dealers;
- Extensive comprehensive land use plan mobilization program; and
- Nationwide training of HOA registration officers, arbiters and staff.



Atty. Marino Torres with Teodorico Alonzo viewing HOA records in the monitor.

With barely a month to undertake the activities, the Board implemented said activities before the year ended:

1. Computerization of HOA Cases and Corporate Records and Computerization of Real Estate Brokers, Salesmen and Dealers

Section 26 of RA 8763 transferred to HLURB the power over the HOAs which was previously lodged with the Home Guaranty Corporation (HGC). A total of 2001 documents with around 1,011 pending cases and about 5,000 HOA corporate records needing inventory and indexing were turned over to the Board.

Almost the same period, HLURB in like manner, assumed the function of licensing real estate brokers and salesmen formerly performed by the Department of Trade (DTI).

Correspondingly, records of about 17,000 licensed brokers/salesmen of which 3,281 were active were turned over to HLURB.

Taking into account the volume of documents on hand, computerization of same is inevitable. This will facilitate accessibility and retrieval of documents, data and information as well as monitoring and updating.



Following were the activities/procedures undertaken:

Program Source Codes of HOA Monitoring System and Computer-Based Information Systems for Real Estate Brokers, Salesmen and Dealers.

- a) systems development through contract group;
- b) conduct of meetings/consultations between processors/concerned technical staff of RFO-IV and ENCRFO and the systems developer;
- c) inventory, indexing and encoding of data/information to facilitate pilot testing of developed system; and
- d) deployment of the systems in ENCRFO.

The aforementioned activities resulted to the following outputs:

- a) HOAs Monitoring System;
- b) Information System for Real Estate Brokers, Salesmen and Dealers;
- c) Database records of HOA Cases (732) and HOA Corporate records (2,056). The number of documents encoded was around 33% of target as indicated in the proposal;
- d) Database records of Registered Real Estate Brokers, Salesmen and Dealers (1,674 or 66% of initial records for encoding); and
- e) Systems installed in ENCRFO

2. Extensive Land Use Planning Program

The HLURB and the local government units (LGUs) take cognizance of the importance of a Comprehensive Land Use Plan (CLUP) in the development and growth of our communities. Of equal importance is the preparation of a Zoning Ordinance (ZO) which is a vital tool in the plan implementation.

The LGUs intent desire to formulate a CLUP and ZO is restrained by their limited resources. Thus, to address the delay and constraints in coming up with the document, HLURB, in line with EO No. 204 further intensified its technical assistance through an intensive mobilization program. This enabled the identified LGUs to sit down and focus in the completion of their plans within a given time frame.



The participants during the Legal Forum listening attentively to Atty. Ma. Luisa G. Pangan (partly hidden).

The following activities were undertaken:

- a) HLURB Field Offices spearheaded the Integration-Writeshop;
- b) HLURB Field Offices conducted an inventory of LGUs whose plans were in the final stages of preparation within their respective jurisdiction;
- c) Participating LGUs were required to bring with them their respective drafts of the plan/s, maps, and other relevant documents needed in the finalization of their plans during the integration-writeshop;
- d) Close coordination with the Provincial Land Use Committees (PLUCs), other concerned agencies and resource persons were done;
- e) Initial lectures on planning processes and procedures, data requirements and analysis, mechanics of workshop were conducted; and
- f) Technical staff from the Central Office traveled to the different regions to monitor as well as to assist the Regional Offices in the conduct of the integration-writeshop.

Writeshops were simultaneously conducted in the following regions on the following dates:

- | | |
|----------------------|--|
| December 9-13, 2002 | - Regions 2, 3, 4, 6, 9, 10, 11 and CARAGA |
| December 16-20, 2002 | - Regions 1, 5, 7, 12 (ARMM), ENCRFO and CAR |

A total of 87 CLUPS/ZOs were formulated which were ready for public hearing in the respective LGUs who participated in the writeshops.

3. Nationwide Training of HOA Registration Officers/Staff/Arbiters

HLURB assumed the powers over HOA through RA 8763. As a new mandate, the Board felt the need to conduct capability building of HOA registration officers, monitors and arbiters on the subject.

Initially, the nationwide training was envisioned to be undertaken in every region to allow the participation of all regional staff. However, with the very limited time and resources, only one (1) training was conducted. This was held on 25 to 29 November 2002 with a total of 148 HLURB personnel in attendance.

As envisioned, the workshops conducted with and among the participants resulted to the following proposed amendments:

- Amendments/Revisions to the Rules on Registration of Homeowners Associations; and
- Amendments/Revisions to the Rules of Procedure for Adjudication of HOA Disputes

"LUREIS" - moving towards the era of GIS technology

BACKGROUND

In 1984, a crude manual GIS-based monitoring system was developed. This project was called Decision Mapping System and its pilot area was Region II. Since there were no computers then, orthographic maps were used with the suitable grids to correspond to computer pixels at the appropriate resolution, to record data. The project was a registration system for recording land use and zoning decisions on the map and comparing these with the proposed land use map to check whether the decisions matched the land use category for the area. The data to be registered consisted of the Land Use Permits or Zoning Clearances issued (the Decisions) for specific parcels of land for development, which were then matched against the planned land uses of these parcels through map overlays. The Decision Map made up one layer, and the Land Use Plan was the second layer.

The objective was to pinpoint any inconsistencies or non-conformance of the Decisions with the Plan. It was hoped that with this system, the decision-maker could track the record of decisions and their conformity with the goals and objectives of the Land Use Plan. This was done manually on orthographic maps of larger scales (1:2000) in order to faithfully record the specific lot entries. The project went well, although there was a difficulty of applying a computerized system manually, and also there was no software available. The system then was never implemented due to lack of funds and the voluminous paper maps involved in the process.

In 1995, GIS was already being explored by HLURB and project proposals had been prepared. It was unfortunate that the Board did not have the necessary funding for a GIS project then.

In year 2000, a monitoring system called Development Control and Monitoring System (DCMS) was developed together with other systems for the Board. The DCMS, however, is only an attribute monitoring system to be used by the Regional Offices to record, store, retrieve and display the required information on the projects with approved Licenses as well as print the required reports.

It was only in May 2002 that a MOA between NAMRIA and HLURB was finally signed to develop the prototype monitoring system, Land Use and Real Estate Information System (LUREIS), using GIS technology. As DCMS has already been developed by that time, it was agreed that the DCMS database was going to be linked with the proposed LUREIS.

OBJECTIVES OF THE LUREIS PROJECT

With the advent of new technologies, such as remote sensing (RS), Global Positioning System (GPS) and Geographic Information System (GIS), the Land Use and Real Estate Information System (LUREIS) was conceptualized in an effort to pursue further the former objectives of the Decision Mapping System as well to enhance the DCMS.

The LUREIS, therefore, is a tool to assist HLURB staff to perform its monitoring functions efficiently and effectively and in accordance with EO 72 and MC 54. The customized system will be a mapping and information system which is capable of creating the digital map of each approved projects by means of encoding the technical descriptions, as well as, displaying the approved projects on top of the zoning map to check the inconsistency or conformity with the plan. The system will keep track of the monitoring deadlines as well as main-

tain information on all approved real estate projects at the city/municipality level and determine land use deviation and changes in relation to the approved CLUPs.

The following are the project objectives:

1. create a digital graphical and non-graphical system on land use and real estate development for a pilot area using GIS;
2. generate a digital database on land use change or CLUPs and real estate development for the pilot area either by encoding, scanning or digitization;
3. design and conduct GIS awareness seminar for HLURB managers and on-the-job trainings for its technical staff on the basics and application of GIS, database design and management and the operation and maintenance of the developed systems; and
4. develop a prototype information system for the monitoring of real estate development, as well as, changes in the actual use of land resources



Shown above are the HLURB Regional and Central staff who participated in the 4-day GIS training conducted by NAMRIA.

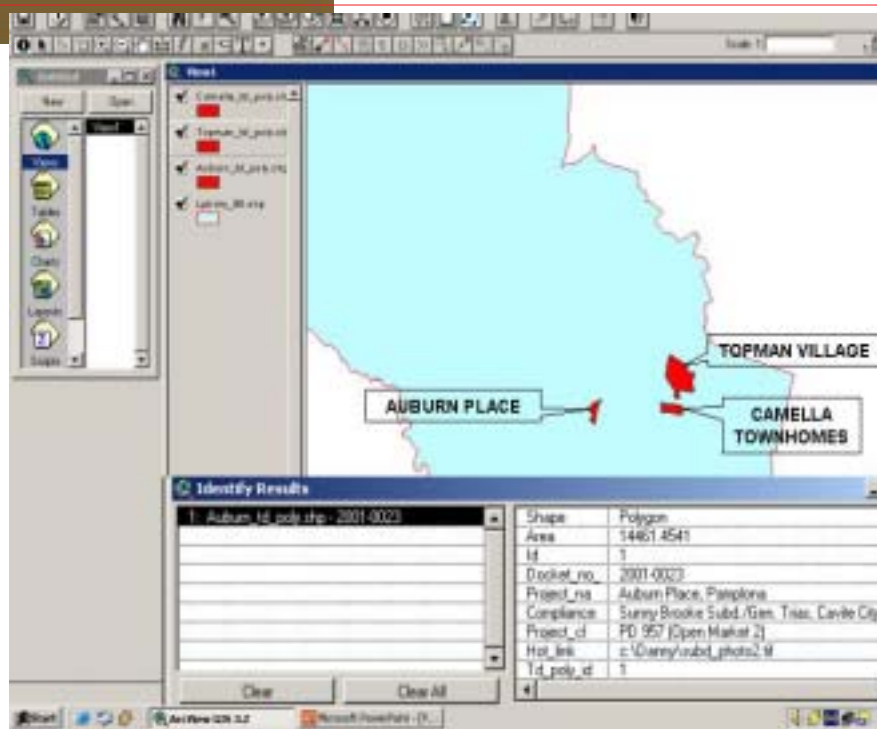


The system will be an enhancement of the Development Control and Monitoring System (DCMS), which a company developed for HLURB in 2002. However, the system used only attributes and failed to consider the geographic aspect of the system. The LUREIS will now link with the DCMS database for the attribute information that is required. In this manner, the user will both see the geographic location of the project on the map together with its attribute information.

FEATURES OF THE LURIES

1. Customized Digitization of Approved Projects

The digitization of the approved projects by means of encoding the technical descriptions of the subdivision title is one of the main features of the system. Visual Basic and Avenue will be used in preparing the interface designed to enable the users in encoding the data. ArcView software will generate the maps of projects by converting the encoded technical descriptions into digital maps. These digital maps will then be linked to the DCMS attribute data-base by means of the ODBC. In this manner, the maps will be prepared using GIS, while the attribute data will still be encoded from the DCMS. Other maps, such as the existing land use maps and proposed land use plans, shall be digitized, as well, by the GIS-TWG using heads-up screen digitizing.



Conversion of maps to digital format requires heads-up digitizing as shown above by GIS-TWG.

3. Urban Analysis

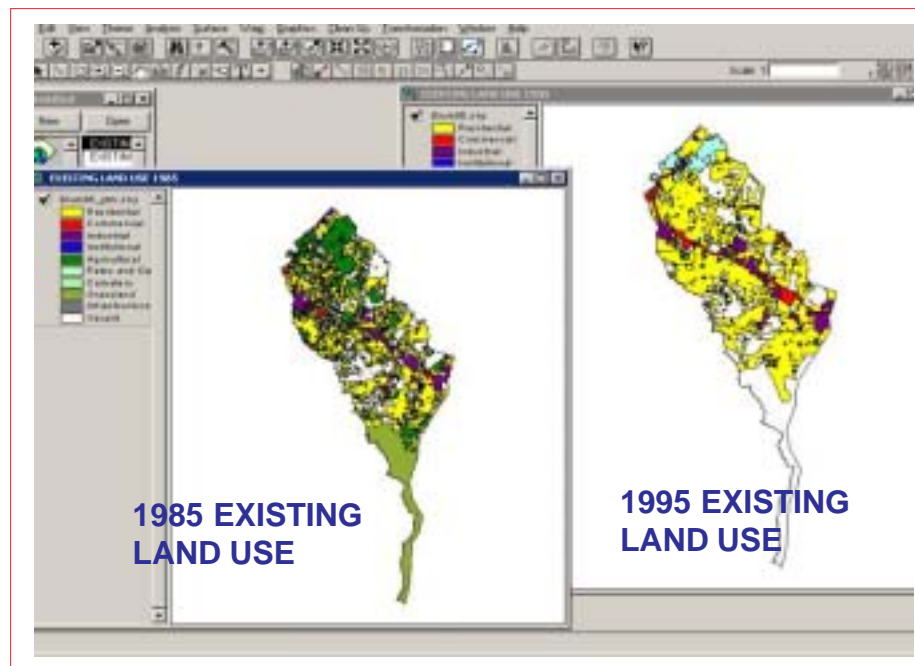
The system will also include determining the land use changes between two existing land use maps using time series method. By comparing these two maps (1985 Existing land use and 1995 existing land use), the user will be able to monitor the changes from 1985 non-urban/built up use to 1995 urban use/built up. This activity will help the planners to get a glimpse of the trend of new development that is necessary and useful in the updating of land use plan in the future. The system is capable of creating a map showing the land use changes.

4. Land Use Plan/Zoning Conformance

The system will be able to help the user determine if the projects approved are conforming to the land use/ zoning by displaying the approved projects with the land use/zoning map underneath.

THE STUDY AREA

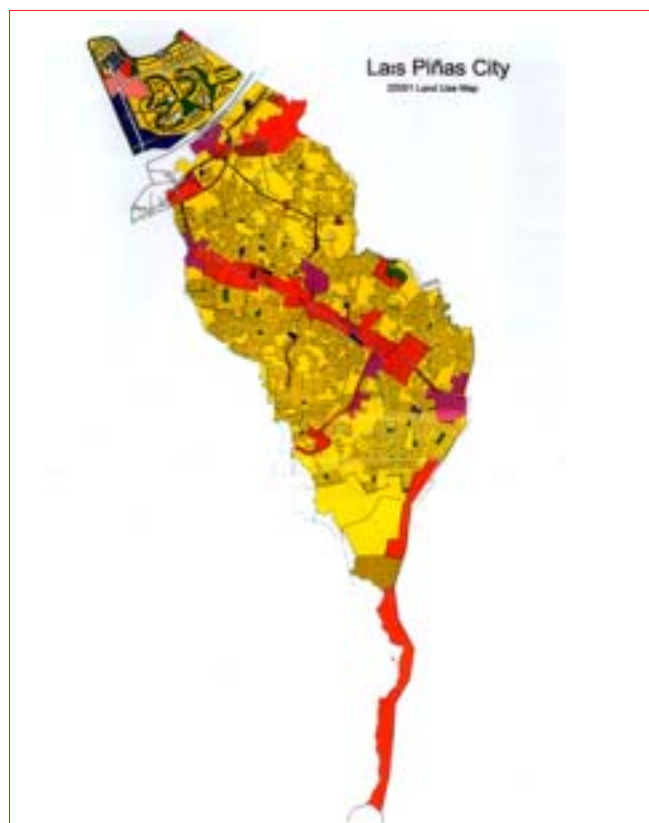
The main criteria for the selection of the project site was the completeness of the data to be used such as digital maps available (approved land use plan and existing land use maps), as well as the number of approved projects for inputting in the database. The original plan was to choose a small municipality



1985 Existing Land Use Map and 1995 Existing Land Use Map will be compared to determine land use change.

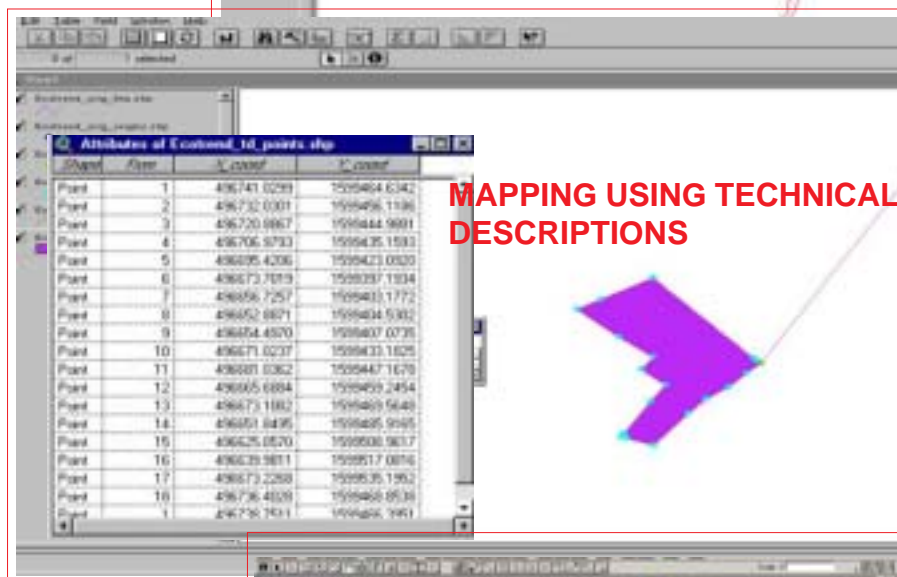
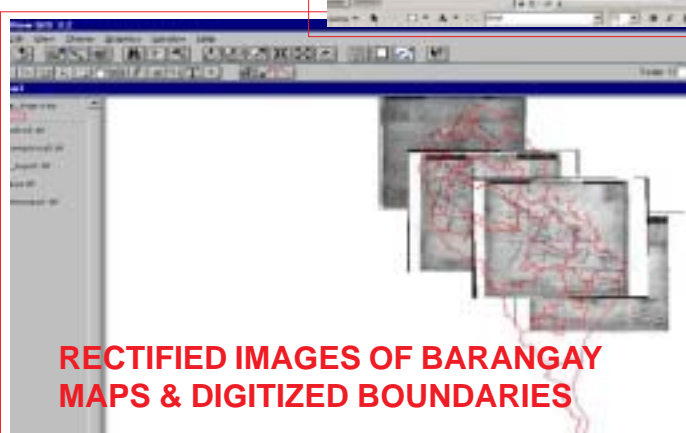
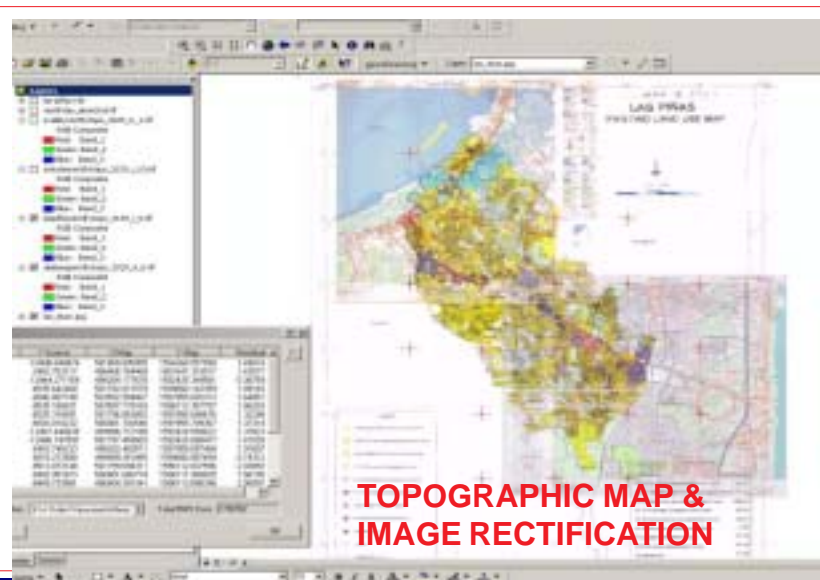
in either Region III, Region IV or Region ENCR but it was also very important that the information should be accessible to the TWG. It was finally decided that the study area should be located in ENCR since it has LAN connectivity with the Central Office. Further,

ENCR is located in the same building as the Central Office and the information (TCT, Title and technical descriptions) required is easily accessible at the records section. In the end, Las Piñas was selected because it satisfied all the requirements.



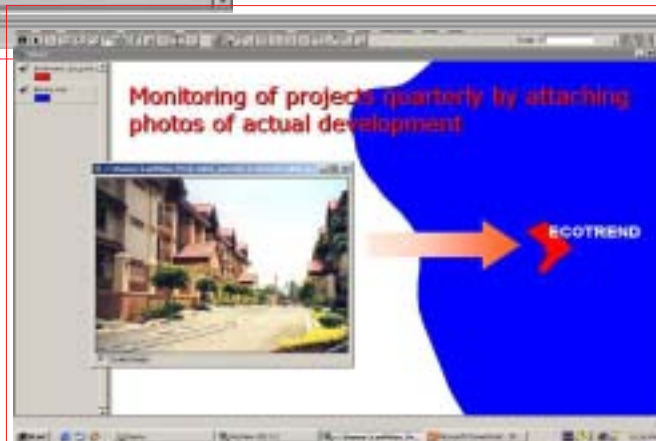
CAPABILITY BUILDING

One of the objectives of the project was to technically prepare the GIS Group in the operation of the LUREIS. The On-the-Job training was an important component in this project. Part of the OJT was the intensive map preparation done by the GIS TWG, which was supervised by NAMRIA. This OJT includes the GPS exercise, rectification of scanned maps,



digitizing of maps, editing, projection and mapping by encoding of technical descriptions. It included, as well, training of the MS Access from designing of reports to preparation of Macros. In this approach, the GIS group will technically be adept not only in the preparation of the digital maps and in ensuring the accuracy of the digital data but in the proficient management, operation and maintenance of the developed system, as, well.

The GIS TWG has had previous trainings in GIS prior to the project. Ms. Emma Ulep had been trained at the ITC, The Netherlands where she earned her post graduate degree in GIS-Urban stream in 1994 and in 2001 she obtained an MA in Urban and Regional Planning at the UP-SURP.



Emma Ulep double checking the accuracy of the digital maps.

She and her able staff have had intensive trainings in Arc Info, ArcView, ArcGIS and Erdas. ITG-GIS is supervised by an equally proficient IT Commissioner Francisco L. Dagñalan. A competent team equates with a successful implementation of the project. It was imperative that the team be provided with the required training to make them fully equipped and competent to ensure smooth operation and maintenance of the LUREIS after the project's completion.

PROJECT ACCOMPLISHMENT FOR 2002

For 2002, NAMRIA conducted the following activities as part of the MOA:

- Data Needs and Capability Assessment
- Training and Seminar
 - a. *GIS Seminar for Managers*
 - b. *On the Job training for TWG- still ongoing*
- Supervision of the Preparation of Digital Maps- Barangay Map, Existing Land Use Map (1985 & 1995), Digitized Approved Projects, Proposed Land Use Map, 3-D Map
- Data Base and System Design

PROJECT DURATION

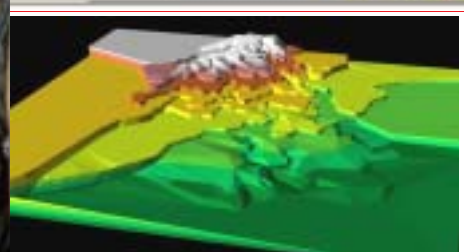
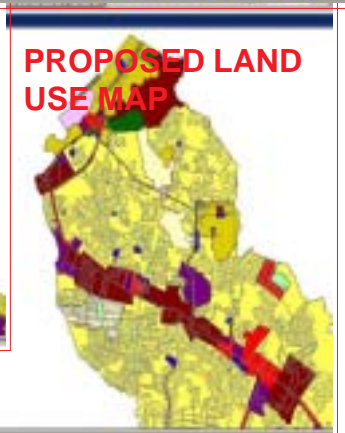
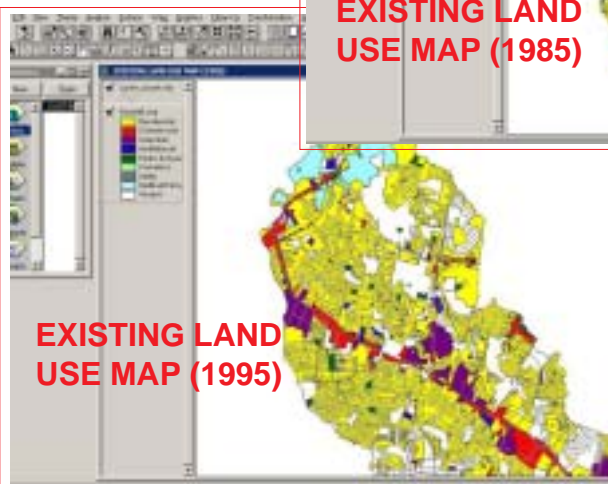
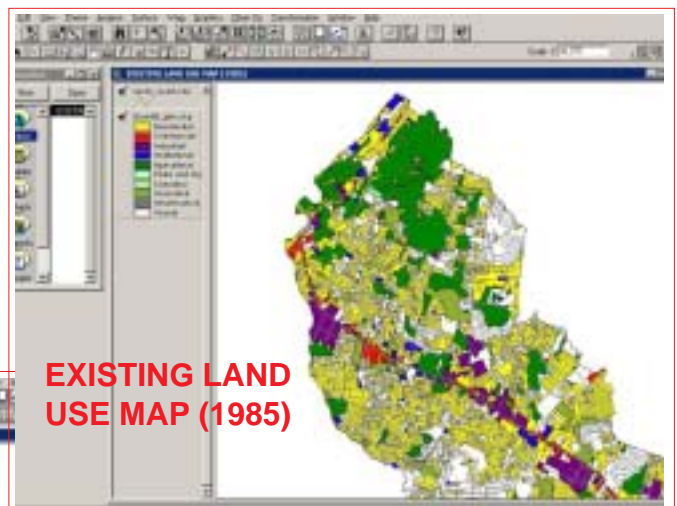
The project commenced in July 2002 and is targeted for completion on June 2003. The final output shall be a customized GIS monitoring system linked with the database of DCMS.

FUTURE DIRECTION

After completion of the project, it is envisioned, that the LUREIS will be deployed to a few selected Regional Offices to pilot test the system for a highly urbanizing city/municipality in their jurisdiction. This is essential to fully test the system as a means of checking the bugs to achieve perfection. Perfection before implementation is a must.

There will also be a need for the GIS division to spread the GIS trainings to all the Regional Field Offices so as prepare them in the future implementation of the LUREIS as well as to educate the regional staff on what other applications that a GIS can do as a decision tool in urban land management.

The LUREIS pilot project may be a new beginning in GIS technology for HLURB, but acceptance and a strong support from the management is vital to make it fully operational and sustainable.



Directory of Key Officials

SEC. MICHAEL DEFENSOR

Chairman

Housing and Urban Development Coordinating Council
(HUDCC) Atrium Bldg., Makati Ave., Makati City
Tel. # 8114170/73; 8114168; 8114159



Ex-Officio Commissioners

EDUARDO R. SOLIMAN, JR.

Undersecretary

Department of Interior and Local Government (DILG)
A. Francisco Gold Condominium,
EDSA cor. Mapagmahal St., Quezon City
Tel. # 925-0327 to 29



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